



COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

September 06, 2011

22 September 6, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 2 - AGREEMENT 2683

SUBJECT

The Community Redevelopment Agency of the City of Compton is seeking to buy two (2) tax defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non profit organizations the opportunity to buy tax defaulted property for a qualifying public purpose or benefit. The Community Redevelopment Agency of the City of Compton intends to utilize the properties for provision of in-kind lease space to non profit community building organizations.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Mayor to sign the Purchase Agreement Number 2683 of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Community Redevelopment Agency of the City of Compton (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax roll and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code, and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreement is to be signed by the Mayor and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The properties described in this letter will be acquired by one (1) public agency. The agreement is with the Community Redevelopment Agency of the City of Compton, which intends to utilize the properties for provision of in-kind lease space to non-profit community building organizations.

Implementation of Strategic Plan Goals

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and the limited-use parcels are identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the Treasurer and Tax Collector's budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property, pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial District and the public use for which the properties are being acquired. County Counsel has approved the agreement as to form. Attached to the agreement are the Assessor's parcel maps, showing the dimensions and general locations of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities

and the provisions for the redemption of the properties, pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) consecutive weeks in a newspaper of general circulation published in the County.

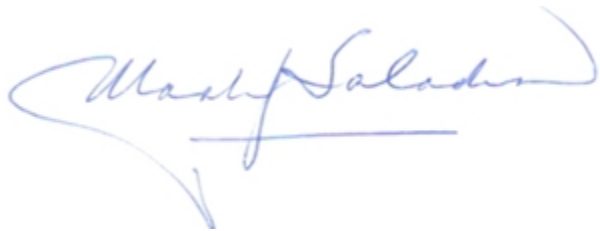
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO

Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor
Auditor-Controller
Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

SUMMARY OF PUBLIC AGENCY'S PURCHASE
SECOND SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2683

AGENCY

Community Redevelopment Agency
of the City of Compton
Public Agency

Selling price of these parcels
shall be \$34,499.00

Public Agency intends to utilize the
property for provision of in-kind
lease space to non-profit community
building organizations.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
2 nd	COUNTY OF LOS ANGELES	6180-004-028	\$ 17,054.00
2 nd	COUNTY OF LOS ANGELES	6180-004-029	\$ 17,445.00

AGREEMENT NUMBER 2683

**COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON**

SECOND SUPERVISORIAL DISTRICT



City of Compton
COMMUNITY REDEVELOPMENT AGENCY

KOFI SEFA-BOAKYE
Director

(310) 605-5511
Fax. (310) 637-3484

August 10, 2010

DISTRICT	LOCATION	AGREEMENT
2	City of Compton	2683

Assistant Treasurer and Tax Collector
ATTN: Donna J Doss
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, CA 90051

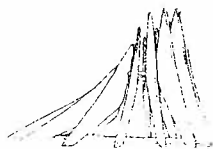
SUBJECT: 2010 TAX SALE

Dear Ms. Doss,

The City of Compton Community Redevelopment Agency requests approval to purchase properties listed below through the **Chapter 8 Agreement: 2010A Tax Defaulted Property Sale**. City of Compton Community Redevelopment Agency is a public agency, specifically designated by California State to remove physical enumerated and economic blight and enhance the quality of life through wealth creation for the City of Compton. Our mission is *"Expand and diversify the economic base of the community by eliminating neighborhood blight, assembling land for the utilization of job-producing and revenue-generating retail, commercial and industrial developments, while fostering homeownership opportunities, ultimately creating a viable and sustainable community that enhances the quality of life for our residents and business community."*

The acquisition of properties listed below are imperative to the goals of our agency and are essential components of the Agency's state-mandated "Five Year Implementation Plan" designed to address our underserved population's need for the growth, infrastructure improvement and activities that will enhance the well-being of the citizens and City of Compton.

The city is undergoing a massive transformation in helping improve economic, environmental and social conditions for residents, businesses and visitors alike. Our Agency is proposing to acquire the following properties, which are appropriately identified in the table below.



COMPTON CITY HALL
205 South Willowbrook Avenue Compton, California 90220

Assessor Parcel Number	Address	Purpose
6163 022 017 ✓	1515 South Alameda Street, Compton, CA 90020	Removal of blight, wealth creation
6166 011 055 005 ?	214 East Elm Street, Compton, CA 90220	Removal of Blight, within the North Downtown Master Plan area; affordable housing and community common areas
6180 004 021 Redevelopment	1950 North Central Avenue, Compton, CA 90222	Removal of Blight, wealth creation
6180 004 028 ✓	4321 East Compton Boulevard, Compton, CA 90221	Provision of in-kind lease space to Non-profit Community Building organizations
6180 004 029 ✓	4325 East Compton Boulevard, Compton, CA 90021	Provision of in-kind lease space to Non-profit Community Building organizations
6141 012 058 ✓	1050 West Alondra, Compton, CA 90220	Blight removal, wealth creation

The Community Redevelopment Agency would like to thank the County of Los Angeles for the opportunity to acquire properties that are critical to implementing our revitalization plans ensuring a prosperous future for the City of Compton. Should you require further clarification on the content of this correspondence, please contact Aja Brown, Project Manager at (310) 605-5511.

Best regards,



Michael Antwine
Redevelopment Deputy Director
CITY OF COMPTON COMMUNITY REDEVELOPMENT AGENCY

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Compton Community Redevelopment Agency
2. Corporate Structure – check the appropriate box below and provide corresponding information:
☐ Nonprofit – provide Articles of Incorporation
☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: LA County
2. List each parcel by Assessor's Parcel Number: 6180-004-029, 6180-004-028
3. State the purpose and intended use for each parcel: Community Use

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

Project Manager
Title

2/16/2011
Date

RESOLUTION NO. 1,832

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR PURSUANT TO 2010A TAX SALE PROPERTIES REQUESTED THROUGH CHAPTER 8 AGREEMENT SALE NO. 2683 FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 4321 AND 4325 EAST COMPTON BLVD, IDENTIFIED BY ASSESSORS PARCEL NOS. 6180-004-028 AND 6180-004-029, LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, in accordance with the Community Redevelopment Law, Health and Safety Code Section 33433, Agency tax increment or other Agency revenue funds shall be utilized for acquisition of parcels for the facilitation of activities that assist in the removal of economic and physical blight, in furtherance of economic revitalization of the redevelopment project area.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:


SECTION 1. That the Urban Development Commission hereby authorizes the Executive Secretary to enter into a purchase agreement between the Community Redevelopment Agency and the Los Angeles County Treasurer and Tax Collector for the purchase of certain real properties identified by APN 6180-004-028 and APN 6180-004-029, located at 4321 and 4325 East Compton Blvd. in Compton, CA.


SECTION 2. That the Commission hereby finds that the purchase of APN 6180-004-028 and APN 6180-004-029 is consistent with the Commission-approved goals and objectives to assist with the revitalization and elimination of blight throughout the City, as identified in the Agency's Five-Year Implementation Plan.

SECTION 3. The total purchase price for the subject properties is an amount not to exceed \$45,000.00 (inclusive of escrow fees). The Agency has funds available in account number # 3050-800-014-4266.

SECTION 4. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this 21st day of December 2010.


CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION


CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

1
2
3 RESOLUTION NO. 1,832
PAGE TWO

4 STATE OF CALIFORNIA
5 CITY OF LOS ANGELES
6 CITY OF COMPTON

7 I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of
8 Compton, hereby certify that the forgoing resolution was adopted by the Commission, signed by
9 the Chairman, and attested by the Clerk at a regular meeting thereof held on the 21st day of
December 2010.

10 That said resolution was adopted by the following vote, to wit:

11 AYES: COMMISSIONERS- Calhoun, Dobson, Arceneaux, Jones, Perrodin
12 NOES: COMMISSIONERS- None
13 ABSENT: COMMISSIONERS- None
14 ABSTAIN: COMMISSIONERS- None



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Agency Mission Statement and Description/Map of Survey Area

MISSION

The mission of the Community Redevelopment Agency is to expand and diversify the economic base of the community by eliminating neighborhood blight and assembling land for the utilization of job-producing and revenue-generating retail, commercial, and industrial developments, while fostering homeownership opportunities; ultimately creating a viable and sustainable community that enhances the quality of life for our residents and business community.

PROJECT AREA DESCRIPTION AND MAP

The Compton Redevelopment Agency was created in 1967 to bring redevelopment to the City of Compton. Initially, the agency was responsible for several project areas, and in 1991 these areas were merged to create the Compton Redevelopment Project Area. Approximately 2,635 acres are encompassed by the Redevelopment Project Area. The following table represents the history of the Agency's project areas and eventual merging into one area.

Project Area	Establishment/Amendment
Rosecrans Redevelopment Project Area	1971
Walnut Industrial Park	1974
Walnut Industrial Park Amendment	1976
Walnut Industrial Park Amendment	1979
Walnut Industrial Park Amendment	1980
Merged and Amended Compton Redevelopment Project Area	1991

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84227-65
815013

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AVE.

SAN LUIS

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Walden

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CASTLEGATE, AVE.

COOKACRE
ST

COMPTON

BLVD.

WHITE
AVE.

COOE
2941
2949

TRACT NO. 10377
M.B. 157 - 11 - 12

FOR PREV. ASSM'T. SEE:
6182 - 15

ASSessor'S MAP
COUNTY OF LOS ANGELES, CALIF.

581223
600328
610518
841227-85

6180 4
SCALE 1" = 60'

1985

BK.
6195

WHITE
AVE.

SAN LUIS

ST.

60

2941
2949

CASTLEGATE AVE.

COOKACRE ST.

COMPTON

BLVD.

WASHINGTON
AVE.

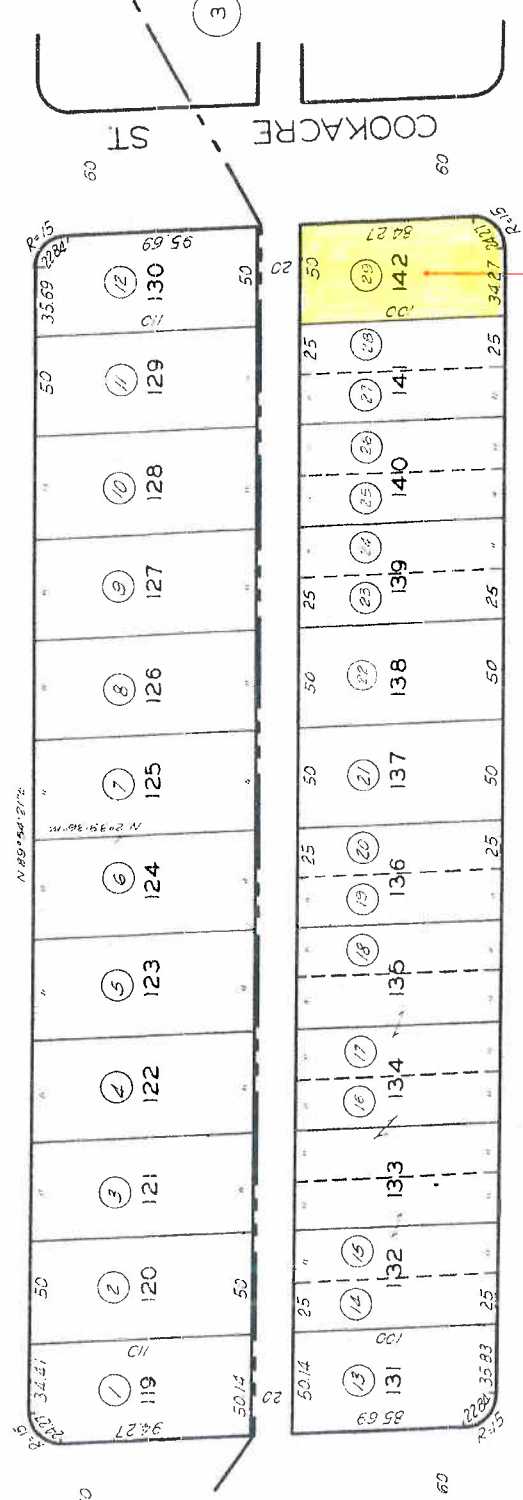
WHITE
AVE.

TRACT NO. 10377
M.B. 157-11-12

CODE
2941
2949

FOR PREV. ASSMT. SEE:
6182-15

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By *Suzi Pouch*
Senior Associate County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
**COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON**

(Seal)

ATTEST:

By Willie Norfleet
Print: Willie Norfleet
Title: City Manager

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Mayor of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of **N/A**

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Marilyn Salas
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 2
AGREEMENT NUMBER 2683

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	2001	6180-004-028	\$17,054.00*	PROVISION OF IN - KIND LEASE SPACE TO NON - PROFIT COMMUNITY BUILDING ORGANIZATIONS
<u>LEGAL DESCRIPTION</u> TRACT # 10377 E 25 FT OF LOT 141				
COUNTY OF LOS ANGELES	2001	6180-004-029	\$17,445.00*	PROVISION OF IN - KIND LEASE SPACE TO NON - PROFIT COMMUNITY BUILDING ORGANIZATIONS
<u>LEGAL DESCRIPTION</u> TRACT # 10377 LOT 142				

The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of twelve (12) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the twelve (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.